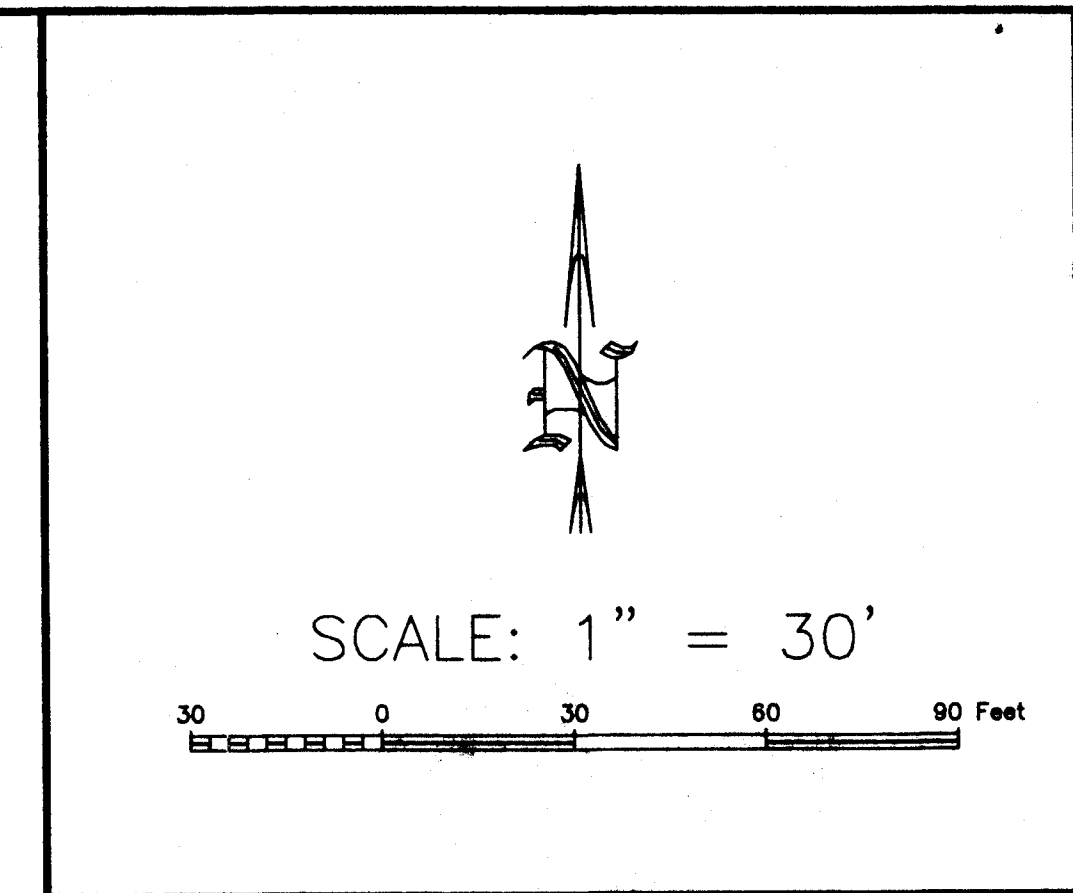


ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION  
OF A  
1.918 ACRE TRACT  
S. F. AUSTIN LEAGUE #9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND  
LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT  
NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF  
LOT 6, W. J. COULTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN  
VOLUME 101, PAGE 353 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
SAID TRACT BEING ALL OF A CALLED 0.27 ACRE TRACT AS DESCRIBED BY A  
DEED TO JOSE S. REYES-GONZALEZ RECORDED IN VOLUME 10886, PAGE 1 OF  
THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE  
REMAINDER OF A CALLED 1.918 ACRE TRACT AS DESCRIBED BY A DEED TO  
U&C FAMILY INVESTMENTS, INC. RECORDED IN VOLUME 9819, PAGE 223 OF THE  
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF  
PALASOTA DRIVE MARKING THE SOUTH CORNER OF SAID REMAINDER OF 1.918  
ACRE TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS  
DESCRIBED BY A DEED TO SINAMON MARIE CUELLAR RECORDED IN VOLUME  
6472, PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,  
TEXAS;

THENCE: N 49° 17' 38" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE  
FOR A DISTANCE OF 121.31 FEET TO A 1/2 INCH IRON ROD FOUND MARKING  
AN ANGLE POINT IN SAID LINE;

THENCE: N 41° 09' 38" W CONTINUING ALONG THE NORTHEAST LINE OF  
PALASOTA DRIVE FOR A DISTANCE OF 112.96 FEET TO A 1/2 INCH IRON ROD  
FOUND MARKING THE WEST CORNER OF SAID 0.27 ACRE TRACT AND THE  
SOUTH CORNER OF LOT 5, W. J. COULTER SUBDIVISION;

THENCE: N 49° 00' 40" E ALONG THE COMMON LINE OF SAID LOT 6 AND SAID  
LOT 5, SAME BEING THE NORTHWEST LINE OF SAID 0.27 ACRE TRACT AND  
SAID REMAINDER OF 1.918 ACRE TRACT, FOR A DISTANCE OF 348.98 FEET TO  
A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ANGELS GATE  
SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 8482,  
PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS,  
MARKING THE NORTH CORNER OF SAID REMAINDER OF 1.918 ACRE TRACT;

THENCE: S 48° 38' 07" E ALONG THE COMMON LINE OF SAID REMAINDER OF  
1.918 ACRE TRACT AND ANGELS GATE SUBDIVISION, PHASE 2, FOR A DISTANCE  
OF 233.54 FEET TO THE COMMON CORNER OF SAID REMAINDER OF 1.918 ACRE  
TRACT AND THE AFOREMENTIONED CUELLAR TRACT FOR REFERENCE A 3/8  
INCH IRON ROD FOUND BEARS: N 48° 48' 21" E FOR A DISTANCE OF 0.34  
FEET;

THENCE: S 48° 48' 11" W THROUGH SAID LOT 6 AND ALONG THE COMMON  
LINE OF SAID REMAINDER OF 1.918 ACRE TRACT AND SAID CUELLAR TRACT  
FOR A DISTANCE OF 382.20 FEET TO THE POINT OF BEGINNING CONTAINING  
1.918 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.  
BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED  
FORM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

SHEET 2 OF 2  
SEE SHEET 1 FOR REPLAT

**REPLAT**  
OF  
**A PORTION OF LOT 6**  
**W. J. COULTER SUBDIVISION**  
VOLUME 101, PAGE 353  
TO CREATE  
**LOTS 6R-1, 6R-2 & 6R-3**  
**W. J. COULTER SUBDIVISION**  
1.918 ACRES, S. F. AUSTIN #9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 03-25-14  
PLAT DATE: 04-06-14  
JOB NUMBER: 14-173  
CAD NAME: 14-173  
CR5 FILE: BOT (cont); 12-133 (job)  
PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 288-3195  
PREPARED FOR: U&C FAMILY INVESTMENTS  
809 UNIVERSITY DRIVE E.  
COLLEGE STATION, TEXAS 77840  
PHONE (979) 578-8808  
APR 22 2014  
RECEIVED

LEGEND:  
WATER METER  
LIGHT POLE  
WATER VALVE  
LIGHT POLE  
UTILITY POLE  
AERIAL ELECTRIC LINES  
BARBED WIRE FENCE  
CHAIN LINK FENCE  
ASPHALT  
CONCRETE

LIMITS OF DETAILED STUDY  
(F.I.R.M. MAP) BFE: 320.00'